

## MARKET BRIEF

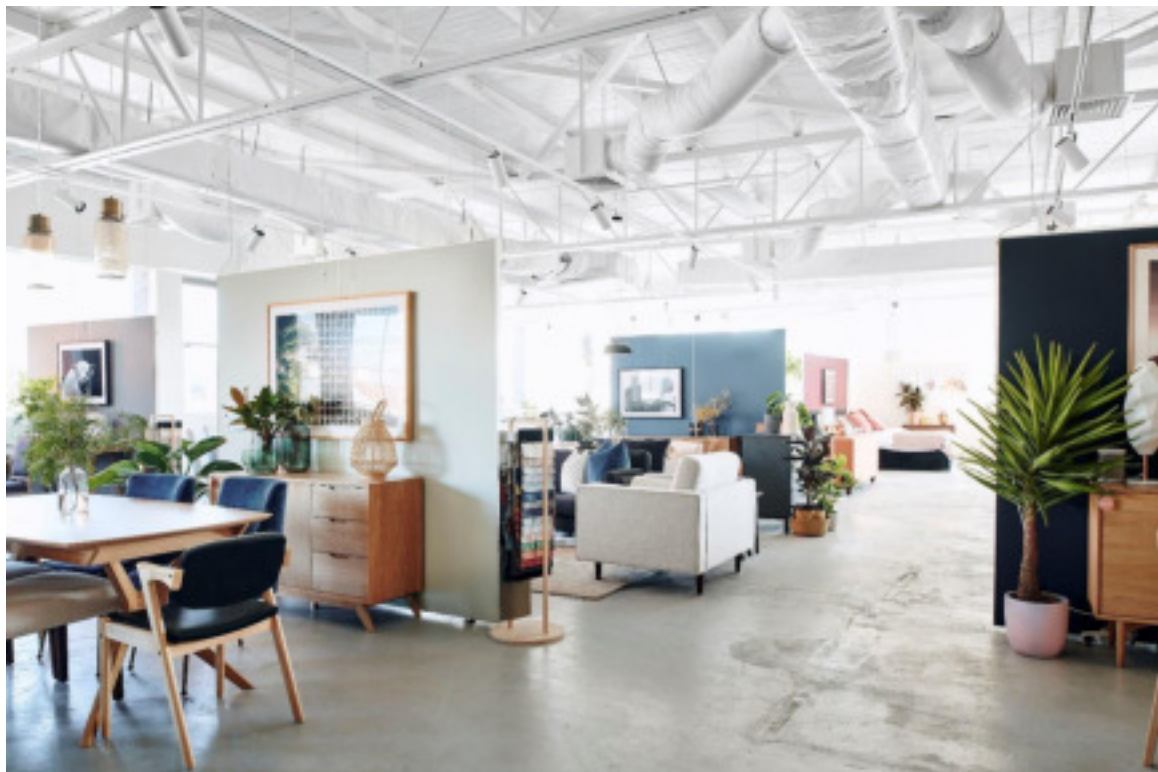
### \*\*\* SHOWROOM PREMISES REQUIRED NOW \*\*\*

<b>Tenancy Size:</b>	350-500sqm
<b>Target Suburbs:</b>	Richmond (Church St), Cremorne, or South Yarra
<b>Preferred Precincts:</b>	Homewares / Prime furniture retail heartland
<b>Site Attributes:</b>	<ul style="list-style-type: none"> <li>• Ground Floor or Level 1 with Impactful Ground Floor access (similar to the Fitzroy store)</li> <li>• Main Road &amp; open plan</li> <li>• Floor – Raw/Painted or Polished Floors</li> <li>• Painted White Ceilings (or ability to do so)</li> <li>• Air Conditioning</li> <li>• Male, Female &amp; Accessible toilets (can be shared/common)</li> </ul>
<b>Signage:</b>	Generous external signage opportunities
<b>Lessee:</b>	<b>Brosa Design Pty Ltd</b>
<b>Lease term on offer:</b>	Three (3)+ years for the right site & three (3) year option
<b>Timing:</b>	Now!
<b>Other:</b>	<ul style="list-style-type: none"> <li>— Brosa is a new breed of direct-to-consumer brand that is disrupting the \$14 billion Australian home and living retail industry – <a href="#">Link to Press Release</a></li> <li>— <a href="https://www.instagram.com/brosadesign/">https://www.instagram.com/brosadesign/</a></li> <li>— <a href="https://www.brosa.com.au/">https://www.brosa.com.au/</a></li> <li>— TLG is retained by Brosa</li> </ul>



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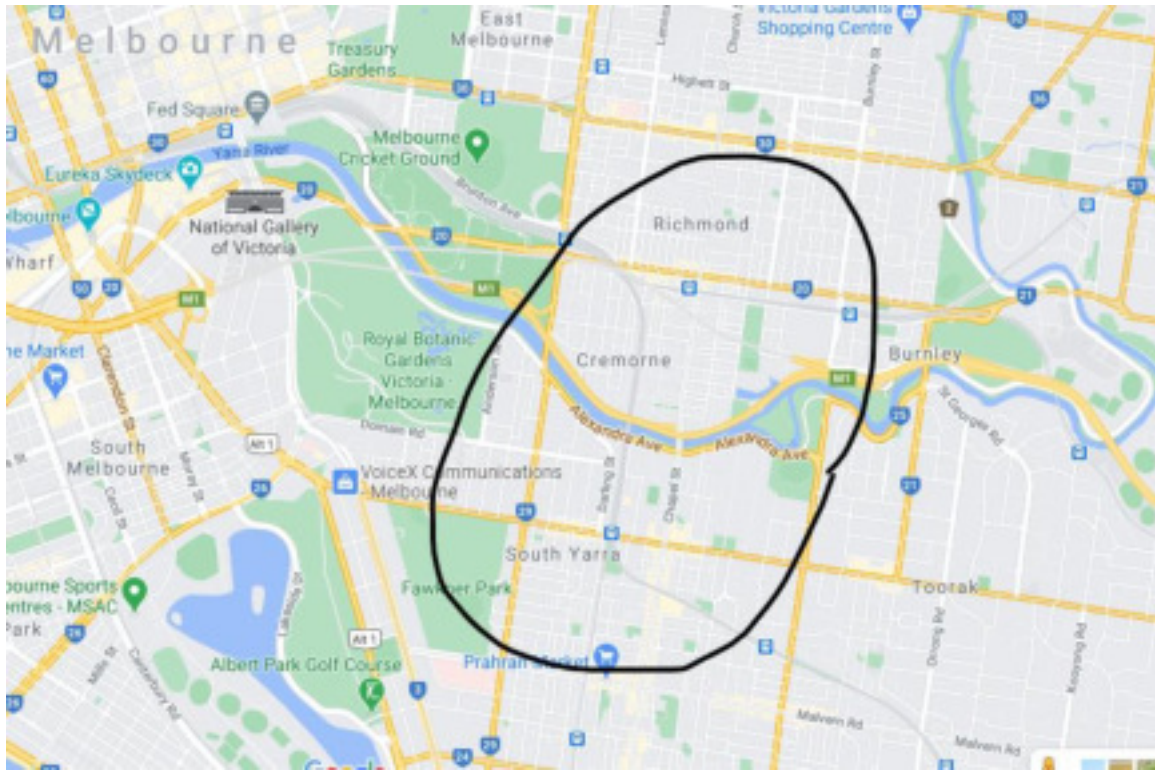


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## Target Suburbs:



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